Nova Scotia

ANNUAL REPORT

for the fiscal year
ending March 31, 1985

Department of Housing

To His Honour
The Honourable Alan R. Abraham, C.D.

May It Please Your Honour:

I have the honour to submit the Report of the Nova Scotia Department of Housing for the fiscal year April 1, 1984, to March 31, 1985.

Respectfully submitted,

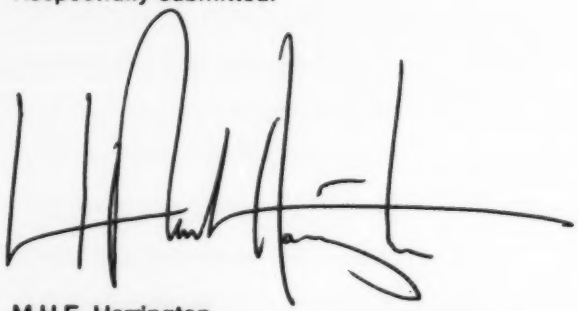
Michael Laffin
Minister of Housing

To the Honourable Michael Laffin
Minister of Housing

Sir:

I have the privilege on behalf of the Department of Housing to present my report on the work of the Department for the year 1984-1985.

Respectfully submitted.



M.H.F. Harrington
Chairman of the Housing Development Board

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HOUSING DEVELOPMENT BOARD

Members

M.H.F. Harrington, Chairman
A.F. Pinard, Deputy Minister
M.E. Stanbury
J.B. Sawyer
C.R. Gallant
J.V. Paul

DIRECTORS

D.W. Kerr, Director of Program and Property Management
R.E. Boyd, Director of Finance
E.A. Clarke, Director of Planning Services
M.D. MacGray, Director of Administration

INTRODUCTION

The year has seen the Department of Housing continue to refine its policies and programs within the fiscal capacity of the Province to reflect fully the housing requirements of a changing society. The shifting of population and changes in social patterns require that the long-range planners endeavor to identify the more urgent housing needs of the future.

The Department continues to offer a multi-faceted portfolio of programs and services to Nova Scotians. The needs of special interest groups such as seniors, the physically handicapped, and low to middle income families are addressed, together with provisions to assist in the maintenance of the Province's older housing stock. Also, the Department of Housing manages to ensure the availability of reasonably priced serviced land for potential homeowners and housing contractors. The Department is expanding the availability of the housing expertise of its staff to the public in a resource and consultation mode.

Nova Scotia provided Canada with its first co-operative housing project, the Arnold Co-operative Housing Ltd. in Reserve Mines. It was developed by the Nova Scotia Housing Commission in 1938 and still prospers. The basic philosophy which created co-operative housing, that of sweat equity and helping oneself, still continues in the Self-Help Housing Program. With the addition of the 232 units built through the Self-Help Housing Program in 1984–85, there are now approximately 7,800 units in Nova Scotia reflecting the efforts of the Department to assist individuals who wish to build their own homes but find this difficult to do.

In consort with Canada Mortgage and Housing Corporation, the Province commenced to build Family Public Housing units in 1953 and 13 years later expanded the program to include Senior Citizen Housing. Today there are more than 6,600 Senior Citizen apartment units and 3,100 Family Public Housing units throughout Nova Scotia which have been developed through the assistance of the Department of Housing.

During the year the Department continued to make serviced and unserviced residential lots available throughout the Province. Major activities centered around Baille Ard (Sydney), Sackville Lakes, and Forest Hills; and development commenced at Millwood.

Lots for 532 housing units were made available in 1984-85. In addition to residential lots, land has been made available for complementary activities for the residents in the form of schools, churches, commercial and recreational sites.

The Department continues to deliver programs that encourage and activate the construction industry to ensure that it remains an integral component of the provincial economy. In 1984-85 the Department of Housing, with the Department of Development, employed over 700 people through the Provincial Employment Program (PEP). Much of the PEP activities took the form of assistance to senior citizens and the handicapped in the maintenance of their properties, to allow Nova Scotians to remain in their homes.

Housing Education Week was again presented by the Department to bring to the public's awareness the services and programs available to them as well as the importance of housing to the economy. This is an annual effort to make Nova Scotians better housing consumers.

The Department of Housing also recognized and acknowledged excellence in housing design, innovation and rehabilitation through the Nova Scotia Home Awards. Both housing professionals and lay people offered submissions which were evaluated on a number of criteria including originality, use of indigenous Nova Scotia materials and universality of application.

The Department of Housing has assisted others in the creation of housing through the preparation of land and the construction of dwelling units. This was accomplished through joining with municipal units to provide funding assistance for the development of land for housing projects and by making bridge financing available to non-profit continuing co-operatives. The Department continues to respond to the changing needs of Nova Scotians.

ORGANIZATION

The Department is organized into four divisions: Program and Property Management, Planning Services, Finance and Administration.

Program and Property Management

The Program and Property Management Division is comprised of Head Office staff in Dartmouth and Regional Office staff in Sydney, New Glasgow, Bedford and Middleton. There are field offices in Port Hawkesbury, Amherst, and Liverpool, and land sales offices in Forest Hills, (Dartmouth); Sackville Lakes, (Sackville); and Baille Ard, (Sydney).

This division is divided into two sections: program management and property management. The property section is responsible for managing the departmental real estate portfolio, including all aspects of land administration from acquisition through to disposal. It provides the lead role in managing the province's 45 Housing Authorities by setting policy and procedure guidelines and overseeing their operation.

The division acts as a liaison on policy matters related to housing between the Department and housing authorities, other provincial government departments and agencies, and federal government departments.

The Program section is responsible for delivery of programs and acts as a housing information resource in the community. To achieve this the section formulates policies and procedures relating to delivery of programs in consultation with other divisions of the Department and the public.

Together with Canada Mortgage and Housing Corporation (CMHC), Program and Property Management implements Federal/Provincial cost-shared programs, including the Public Housing, Rural and Native, Lease Purchase, and the Public Non-Profit housing programs.

Program and Property Management is responsible for delivering those housing programs financed exclusively by the province, including the Self-Help, Senior Citizens Assistance, Provincial Housing Emergency Repair, Small Loans Assistance, Land Sales, Access-A-Home and Bridge Financing programs.

Planning Services

The Planning Services Division provides the professional and technical services required by the Housing Department in statistical research, land-use planning, architectural and engineering design, strategic planning, program development and forecasting.

The varied division responsibilities include housing policy and program development, research, economic projections, preparation of capital budgets and programs, project scheduling and maintenance of statistical records, housing data and library services. The Planning Division liaises with municipalities, other provincial departments, agencies and federal government departments on technical and forecasting matters relating to housing.

Staff members design and produce documents for tender of all capital projects, including land servicing and building construction. They do master planning and subdivision design work for large multi-phased projects such as land assembly development. This division also offers architectural, engineering and design services.

All development approvals, including municipal zoning and subdivision approvals, are the responsibility of Planning Services. This includes the conveyance to municipalities of all servicing systems developed by the department. It sets standards for the hiring and supervision of outside consultants, including electrical and mechanical engineering, architectural, planning and survey work.

Finance

The Finance Division is responsible for all financial and accounting matters within the Department of Housing and for the development and monitoring of standard accounting and reporting systems relating to 45 Housing Authorities throughout the province. For the Department, the division's responsibilities for accounting systems include capital expenditures detailed by cost element, recoveries, subsidies, mortgage accounting, Order in Council commitment accounting, cost sharing and cost accounting.

The division operates an approval system for all capital and subsidy expenditures; inputs payment data to the Department of Finance Computer and disburses the cheques to creditors. Staff

receives and deposits all mortgage payments, recoveries of billings made to CMHC and municipalities on cost-shared programs, and miscellaneous payments. They assume responsibility for the administration of a mortgage and loan portfolio in excess of $100 million. This includes payment of taxes, and making certain that the security is insured against fire.

The division also co-ordinates the preparation of annual operating, subsidy and capital cash flow budgets for the Department, and monitors actual performance against these budgets during the year. Staff is also responsible for all credit and collection policy and head office collection activity, including the initiation of foreclosure and judgment action.

Administration

The Administration Division provides all support services for the Department. These activities relate to four functional areas: Administrative Services; Staff Services; Legal Services and Records Management.

The Administrative Services section ensures that the Department develops a co-ordinated approach to all initiatives and activities undertaken which have implications for the entire Department. These relate to: office facility and space management; office automation; public relations management; promotion and information services; administrative staff services support for the Housing Development Board; policy and procedure development and purchasing.

Legal Services ensures that a comprehensive range of systems and services is developed and implemented to provide legal advice and assistance to the Deputy Minister and the senior management of the Department. All services are fully co-ordinated with the Department of the Attorney General through resident legal counsel.

The Records Management section ensures records are handled in a planned system through a centralized records entry and retrieval system. This includes the care and custody of all documents and records, circulation control, final disposition of records and the co-ordination of micrographic services. This sec-

tion is responsible for courier services, supplies, and inventory control measures.

The Staff Services section provides assistance and advice to senior management in achieving the most effective and efficient use of Department staff. Specific activities include the provision of comprehensive staff and personnel administration records, management development initiatives, short-term employment opportunities and a full range of personnel policies and procedures statements.

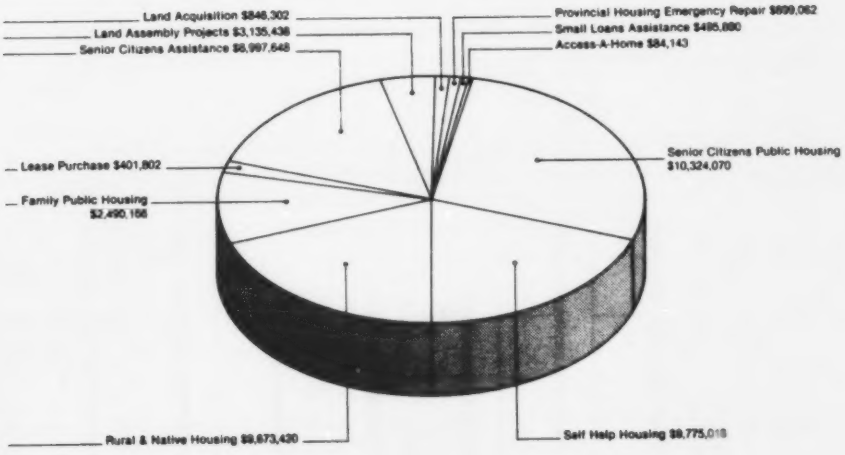
Housing Development Board

The Department of Housing operates with a body known as the Housing Development Board. Comprised of members appointed by the Governor in Council and including the Deputy Minister, the Board exercises legislative authority in reviewing all loans and grant submissions. It follows established program, policy and procedure guidelines, and may recommend approval, rejection or deferral. The Board also carries out any other duties which the Minister of Housing may prescribe.

1984-85
PROGRAM SUMMARY

Program	Number of Approved Applicants/Units	Funds Approved
Senior Citizens Public Housing	246	$10,324,070
Family Unit Public Housing	50	2,490,166
Self-Help Housing	232	9,775,018
Lease Purchase Housing	7	401,802
Rural and Native	162	9,673,420
Access-A-Home	81	84,143
Provincial Housing Emergency Repair	314	699,062
Small Loans Assistance	143	495,880
Senior Citizens Assistance	2,696	6,997,648
Land Assembly Projects	—	3,135,438
Land Acquisition	—	846,302
	3,931	$44,922,949

Nova Scotia Department of Housing Annual Report 1984-85
Program Expenditures



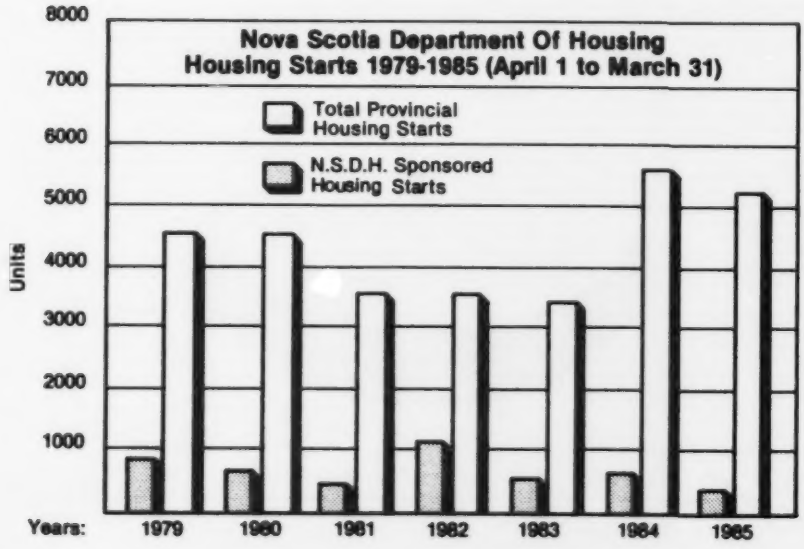
NOVA SCOTIA DEPARTMENT OF HOUSING
HOUSING STARTS 1979–1985

April 1 to March 31[2]	NSDH Sponsored[1] Housing Starts	Total Provincial Housing Starts
1979	830	4,605
1980	700	4,609
1981	615	3,738
1982	1,077	3,716
1983	720	3,670
1984	677	5,631
1985	554	4,942*

[1]Represents a combination of construction starts and applicant approvals for all Department programs.

[2]For example: 1979 represents April 1, 1978, to March 31, 1979, starts.

*Figures include preliminary starts for the period January to March 1985 for N.S. Urban Areas only.



HOUSING FOR FAMILIES

The provincial Family Public Housing Program provides affordable, comfortable homes for families in the low to medium income range.

Prospective applicants are point-scored for eligibility and priority is given to those with the highest number of points. Points are awarded for a variety of reasons: the family's needs, income presently being paid in rent, and the condition of present accommodations. Applicants must also have been residents in the particular community for 12 consecutive months within the last three years.

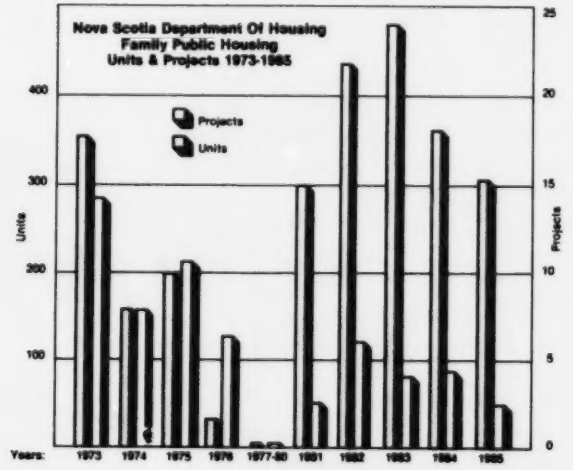
Rent is based on the gross family income of the tenants. The rent-to-income scale presently ranges between 16.7 per cent and 25 per cent of gross income, with appropriate reductions for services not provided and for each child.

Family Public Housing projects are built by the Department and the Canada Mortgage and Housing Corporation through Section 40 of the National Housing Act. Both the capital and operating costs of the projects are shared 75 per cent federally and 25 per cent provincially. The provincial share of the operating cost is divided between the Province and the relevant municipality based on the municipality's ability to pay. During the actual construction of each project the Department is responsible for acquiring the land, tendering the project contracts, designing the project and overseeing all aspects of the construction process.

Once projects are completed they are turned over to a local housing authority which administers them. These authorities are responsible for tenant selection, rent collection, project staff supervision and daily operating matters.

1984-1985
FAMILY UNIT PUBLIC HOUSING
TENDER AWARDS

Location	Units	Tender Award Amount
Annapolis County	2	$ 87,856
Cape Breton County	3	139,000
Glace Bay	4	189,980
Halifax County	4	226,400
New Waterford	7	364,000
Parrsboro	3	153,725
Port Hawkesbury	2	100,586
Port Hood	1	50,293
Richmond County	2	102,200
Shelburne	4	188,000
Sydney	1	64,174
Sydney	3	145,555
Sydney Mines	2	105,900
Waterville (Kings County)	4	179,997
White Point (Queens County)	4	223,500
Yarmouth	4	169,000
TOTAL	50	$2,490,166



HOUSING FOR SENIOR CITIZENS

The Senior Citizens Public Housing Program provides inexpensive, pleasant living accommodations for Nova Scotia's senior citizens.

Applicants must be 58 years of age or over and able to maintain their own apartments. Entry is not restricted to a particular group but priority is extended to individuals in the lower income levels through a point-rating system. Points are awarded based on the income of the applicant, his or her health, and present living accommodations. All applicants must have been a resident in the particular community of application for 12 consecutive months within the last three years.

The rent is based on the gross family income of tenants. The rent-to-income scale presently ranges between 16.7 per cent and 25 per cent of gross income.

Senior Citizens Public Housing projects are built under a federal-provincial partnership agreement through Section 40 of the National Housing Act. Both the capital and operating costs of the project are shared 75 per cent by Canada Mortgage and Housing Corporation and 25 per cent by the province. The provincial share of the operating cost is divided between the province and the relevant municipality. During the actual construction of each project the Department is responsible for acquiring the land, tendering the project contracts, designing the project and overseeing all aspects of the construction process.

As with Family Public Housing Units, once projects are completed they are turned over to a local housing authority which administers them. These authorities are responsible for tenant selection, rent collection, project staff supervision and daily operating matters.

1984–1985
SENIOR CITIZENS PUBLIC HOUSING
TENDER AWARDS

Location	Units	Tender Award Amount
Antigonish	15	$ 551,000
Coxheath	15	536,500
Dartmouth	70	3,788,000
Dominion	10	397,000
Glace Bay	15	560,000
New Glasgow	16	700,500
New Waterford	15	518,000
North Sydney	15	494,995
Pictou County	20	830,073
Sandy Point	15	517,425
Sheet Harbour	10	382,950
South Berwick	15	599,327
Windsor	15	448,300
TOTAL	246	$10,324,070

Nova Scotia Department Of Housing
Senior Citizen Public Housing Units & Projects 1973 - 1985
Projects
Units
Units
Projects
Year:
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985

HOUSING AUTHORITIES

All Senior Citizens and Family Unit Public Housing Projects built under Section 40 or 43-44 of the National Housing Act are managed by a local or regional Housing Authority. Housing Authorities, with the exception of the Halifax Housing Authority, have been established by provincial Orders in Council to manage, maintain and administer these projects.

Authorities act independently within the policies contained in the Housing Department's Manual and the Housing Authority Agreement made between Canada Mortgage and Housing Corporation, the Nova Scotia Department of Housing, the relevant authority and the municipality.

The guidelines ensure that basic policies are implemented uniformly throughout the Province, while allowing the authorities freedom to deal with situations unique to each community.

The number of members appointed to a housing authority is determined by the size of the portfolio to be administered. Appointments to the authority are made by the Minister of Housing upon the recommendations of a nominating committee representing all three levels of government for Section 40 projects, and provincial and municipal governments for Section 43 and 44 projects. In the case of a regional authority, the appointees are selected by the municipalities involved, along with appointees of the federal and provincial governments. Elected individuals holding federal, provincial or municipal offices are not eligible to sit on Housing Authority Boards.

There are 45 housing authorities across the province administering over 9,700 units, representing more than 6,600 senior citizens units and 3,100 family units.

PROVINCIAL HOUSING EMERGENCY REPAIR PROGRAM

The Provincial Housing Emergency Repair Program (PHERP) provides grants of up to $2,500 to families who cannot afford to do emergency home repairs. These repairs must be related to home and safety standards proposing a threat to the health of the applicant.

Applicants must own or have a life interest in the home and priority is given to persons with an income of $6,000 per year or less. The home must be the principal residence of the applicant and a single family unit, but it may be detached, semi-detached, a mobile home, or one unit of row housing.

1984-1985
PROVINCIAL HOUSING EMERGENCY REPAIR PROGRAM
SUMMARY

Regions	Applicants	Amount of Grants
Region 1 (Cape Breton)	72	$ 148,597
Region 2 (Central)	54	127,847
Region 3 (Halifax Metro)	115	264,160
Region 4 (Valley, South Shore)	73	158,458
TOTAL	314	$ 699,062

SENIOR CITIZENS ASSISTANCE PROGRAM

This program is designed to help senior citizens who wish to stay in their homes but they cannot afford the repairs and alterations that would make this possible.

A forgiveness loan is given for the actual cost of labour and material up to a maximum of $3,000. The loan is secured by a forgiveness loan agreement and is forgiven at the rate of $83.33 per month as long as the senior continues to own the home and live in it. If the title is transferred the unforgiven balance becomes due and payable.

To qualify for the program an individual must be 65 years of age or over, and own, be part owner or have a life interest in the home, and reside there. Priority is given to applicants with a combined income of $12,000 or less. Only in cases of extreme emergency will an applicant be eligible if previous assistance under any Federal or Provincial Rehabilitation Program has been received.

The residence must be a single family home, including detached, semi-detached, or one unit of row housing. If title to the house is transferred, the unforgiven balance becomes due and payable.

1984-1985
SENIOR CITIZENS ASSISTANCE PROGRAM
SUMMARY

Regions	Applicants	Amount of Loans
Region 1 (Cape Breton)	556	$1,436,328
Region 2 (Central)	573	1,557,761
Region 3 (Halifax Metro)	777	2,031,416
Region 4 (Valley, South Shore)	790	1,972,143
TOTAL	2,696	$6,997,648

ACCESS-A-HOME PROGRAM

The Access-A-Home Program offers financial assistance for home renovations to individuals or members of their family who are confined to a wheelchair because of a long-term disability. The grant amount varies according to the applicant's gross family income. The maximum amount available varies from $750 to $1,350 depending upon the income of the applicant.

Program participants with a gross yearly family income of $0 to $15,000 receive a grant of 90 per cent for the first $1,500 of approved work and materials in place. Participants with a gross yearly family income of $15,001 to $30,000 receive a grant of 70 per cent for the first $1,500 of approved work and materials in place, while those with a gross yearly family income of above $30,000 will receive a grant of 50 per cent for the first $1,500 of approved work and materials in place.

The individual or applicant is given a grant to cover the cost of labour and materials needed to eliminate architectural barriers. The individual must live in the home and own or have a life interest in it. Remodeled bathrooms, lowered light switches, chair lifts and ramps are all examples of work that have been done through this program.

1984-1985
ACCESS-A-HOME PROGRAM
SUMMARY

Regions	Applicants	Amount of Grants
Region 1 (Cape Breton)	20	$22,475
Region 2 (Central)	8	8,950
Region 3 (Halifax Metro)	35	33,397
Region 4 (Valley, South Shore)	18	19,321
TOTAL	81	$84,143

RURAL AND NATIVE HOUSING PROGRAM

The Rural and Native Housing Program allows low-income families to build new homes or repair existing ones. Funds are available to persons living in areas having populations of 2,500 or less. Priority is given to individuals having the poorest housing, the lowest income, and the largest families.

The program is offered by the Canada Mortgage and Housing Corporation and the Department of Housing through Section 40 of the National Housing Act. Loans are made for private ownership of a single family home and are repaid over a 25-year period with payments being based on income. If individual payments are insufficient to meet full amortization charges of principal, interest and taxes, the Federal-Provincial partnership will make up the difference. The subsidy is shared on a 75 to 25 per cent ratio.

Beginning in the 1984–85 fiscal year the Department was no longer an active partner in this program. The Housing Department will share in the costs required to maintain homes built through this program before 1984, but will not share in the costs associated with future units.

Applications for the program are made through a non-profit delivery group operating in a particular area. The applications are forwarded to CMHC and the Department for approval. Canada Mortgage and Housing Corporation co-ordinates the activities of the delivery groups.

1984-1985
RURAL AND NATIVE HOUSING PROGRAM
SUMMARY

County	Units	Mortgage Funds Approved
Annapolis	7	$ 386,000
Antigonish	1	56,500
Cape Breton	25	1,637,516
Colchester	22	1,265,248
Cumberland	7	437,000
Digby	12	693,268
Halifax	11	628,872
Hants	10	594,448
Inverness	3	180,364
Kings	23	1,313,152
Lunenburg	3	169,500
Pictou	10	565,000
Richmond	9	599,400
Shelburne	3	169,500
Victoria	8	525,652
Yarmouth	8	452,000
TOTAL	162	$9,673,420

SELF-HELP HOUSING PROGRAM

The Self-Help Housing Program provides mortgages to qualifying Nova Scotians who wish to build their own houses but may find it difficult to do so in the private market. Loans are made to families whose combined income is within the established program guidelines. Their financial situation must be such that they can afford homeownership providing the family does not own an adequate house, by virtue of its physical condition.

The loan is repayable over a maximum of 25 years. The current interest is one-half per cent above the provincial borrowing rate, which is subject to change quarterly. The maximum loan is also limited to monthly payments that do not exceed 27 per cent of the family's gross income.

All proposed building sites must be approved by the local municipal planning authority and the Housing Department. Although the house design is the selection of the individual, it must meet the Housing Department's guidelines for size and design.

Assistance in completing the necessary documentation, as well as technical help with the actual construction of the house, is provided free of charge by the Housing Department staff.

1984–1985
SELF-HELP HOUSING PROGRAM
SUMMARY

Regions	Approved Applicants	Mortgage Funds Approved
Region 1 (Cape Breton)	63	$1,929,924
Region 2 (Central)	34	1,522,196
Region 3 (Halifax Metro)	122	5,836,518
Region 4 (Valley, South Shore)	13	486,380
TOTAL	232	$9,775,018

LEASE PURCHASE HOUSING PROGRAM

The Lease Purchase Housing Program is designed to help low and middle income families to acquire homes of their own through a subsidized rental system.

Homes must be single-family dwellings, newly constructed or existing (never occupied), and may be detached, semi-detached or one unit of row housing. House plans, specifications and building lots are approved by the Housing Department in accordance with Canada Mortgage and Housing Corporation's regulations.

A Lease Purchase Agreement allows eligible applicants to purchase a home within the first five years of occupancy at the original capital cost. In instances where the occupant initially contributed $1,500 in equity, the option is extended to nine years. This may be an initial contribution or accumulated during occupancy through improvements. After purchasing the home the tenant must remain in it for a further five years in order to qualify for all of the appreciated value.

The applicants pay approximately 25 per cent of their income as rent and are responsible for any on-going maintenance and all utilities. The balance of the operating costs are provided by Canada Mortgage and Housing Corporation while the Housing Department is responsible for the administration, capital replacement, insurance, and property tax payments.

1984-1985
LEASE PURCHASE HOUSING PROGRAM
SUMMARY

Regions	Approved Applicants	Mortgage Funds Approved
Region 1 (Cape Breton)	1	$ 37,655
Region 2 (Central)	—	6,800
Region 3 (Halifax Metro)	6	357,347
Region 4 (Valley, South Shore)	—	—
TOTAL	7	$ 401,802

SMALL LOANS ASSISTANCE PROGRAM

This program provides low-interest loans for repairs, alterations or additions to, and for completion or partial completion of, a single-family home. Loans of up to $5,000 with a maximum term of five years are available.

The program is for families with an income of less than $17,000 a year. The interest rate is eight per cent or less for an adjusted family income of $12,000 annually, and 10 per cent for those having an adjusted family income of $12,001 to $14,000. For those above these income guidelines the interest rate is the provincial borrowing rate at the time of approval.

Loans are secured by a first or second mortgage on the house. When a second mortgage is taken, the balance owing on the first mortgage must not exceed 75 per cent of the appraised value of the home.

1984–1985
SMALL LOANS ASSISTANCE PROGRAM
SUMMARY

Regions	Applicants	Amount of Loans
Region 1 (Cape Breton)	58	$ 189,872
Region 2 (Central)	14	60,578
Region 3 (Halifax Metro)	44	137,777
Region 4 (Valley, South Shore)	27	107,653
TOTAL	143	$ 495,880

BRIDGE FINANCING FOR NON-PROFIT CO-OPERATIVE HOUSING

Non-profit co-operative housing is administered directly by Canada Mortgage and Housing Corporation through Section 56.1 of the National Housing Act. The Department of Housing, though, has been instrumental in the success of co-operatives in this province.

The Department provides interim financing at reasonable interest rates enabling these co-operatives to make necessary financial commitments before first mortgage draws are available.

During 1984–1985, two co-operative projects took advantage of this program. Charles Court Co-operative, a 54-unit project, received $200,000 in interim financing, and Privateers Co-operative, a 20-unit project, was advanced $100,000.

LAND ACQUISITION AND DEVELOPMENT PROGRAM

The Department's Land Acquisition and Development Program is designed to increase the supply of moderately priced serviced land in Nova Scotia and to create well-planned new communities.

Sizable projects have been undertaken in the Halifax-Dartmouth metropolitan area, Cole Harbour, Lower and Middle Sackville and Sydney. A number of smaller projects have been undertaken throughout the rest of the province, for a total of 34 land assemblies.

In some cases these new communities have spaces for low-density residential development as well as commercial and institutional areas. In addition, substantial parkland tracts are set aside for public recreational use.

The Department, through this program, plans a project, services the land and sells the building sites, whether they are for single family units, duplexes, townhouses, multi-family units or commercial and institutional projects.

It provides financial assistance and management expertise to municipalities experiencing or anticipating a shortage of reasonably priced residential land. This program is geared towards private home builders, small and large building contractors, commercial and institutional developers.

1984-1985
LAND ACQUISITION
SUMMARY

Location	Acres	Lots
Halifax	.75	
North Sydney		1
Dartmouth		8
Carleton Corner	.51	
Coxheath	.77	
Dartmouth	118	
Dominion	.85	
Donkin		1
Glace Bay	.3	
Grand Lake Road		1
Halifax	1.2	
Louisdale	1.15	
New Glasgow	.41	2
New Waterford	.70	
Parrsboro		3
Port Hood		1
Queens County		5
Reserve		5
Riverton	3.6	
Sandy Point	1.5	
Shelburne	.33	1
Timberlea	1.97	
Springhill		3
Sydney		1
Sydney Mines		1
TOTAL	132.04	33

1984–1985
LAND ASSEMBLY PROJECTS
TENDER AWARDS
SUMMARY

Location	Type of Work	Amount of Tender Award*	Lots** Created
Forest Hills			
Phase TC5	Senior Citizens Club Facilities	$ 39,184	—
Phase TC6	Servicing	256,800	67
Phase TC6	Servicing	31,000	27
Phase 5	Paving	147,765	—
Phase 5	Fencing Walkways	22,450	—
Phase 6	Paving	190,492	—
Phase 6	Fencing Walkways	24,991	—
Phase 10 A&B	Servicing	646,020	120
Phase 10B	Paving	92,664	—
Phase 3	Paving	137,148	—
Sackville			
Phase 12	Paving		
Stokil Drive	Road Construction	58,398	—
Phase 7R (CR-2R)	Servicing	24,615	10
Phase 11 (1st Lake Dr.)	Servicing	16,428	9
Phase 11A	Servicing	385,500	58
Millwood			
Phase 1A	Servicing	433,809	128
Phase 1B	Servicing	554,174	153
Phase 1A	Sales Office	74,000	—
TOTAL		$3,135,438	572

*Value at time of tender award, does not include value of change orders.

**Expressed in units

PROVINCE OF NOVA SCOTIA
HOUSING DEVELOPMENT FUND
FINANCIAL STATEMENTS
MARCH 31, 1985

PROVINCE OF NOVA SCOTIA
HOUSING DEVELOPMENT FUND
FINANCIAL STATEMENTS
MARCH 31, 1985

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AUDITOR'S REPORT

To the Chairman and Members
of the Housing Development Board and to
the Minister of Housing

I have examined the balance sheet of the Housing Development Fund as at March 31, 1985, the statements of advances and recoveries, and continuity of the fund for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Housing Development Fund as at March 31, 1985, and the advances, recoveries and continuity of the fund for the year then ended in accordance with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

O.P. Cormier, F.C.A.
Auditor General

Halifax, Nova Scotia
July 5, 1985

PROVINCE OF NOVA SCOTIA
HOUSING DEVELOPMENT FUND
BALANCE SHEET
MARCH 31, 1985

Assets

	1985	1984
Advances for the Purchase of Land	$ 268,097	$ 29,800
Accounts Receivable (Schedule I)	3,009,492	3,305,832
Mortgages Receivable (Schedule II) (Note 3)	94,212,921	96,392,298
Deferred Charges	28,796	16,299
Investment in Land and Housing Projects (Schedule III) (Note 2)	104,332,996	105,776,181
	$201,852,302	$205,520,410

Liabilities and Fund Equity

Liabilities

Accounts Payable (Schedule IV)	$ 1,210,212	$ 2,590,422
Contractors' Holdback Payable	929,934	991,329
Notes Payable (Schedule V)	75,889,752	80,023,374
	78,029,898	83,605,125

Fund Equity

Contributed Surplus (Note 4)	2,000,000	—
Advances from the Consolidated Fund (Authorized $154,000,000)	127,471,191	126,939,418
Less: Allowance for doubtful recoveries	5,648,787	5,024,133
Net Advances	121,822,404	121,915,285
Fund Equity	123,822,404	121,915,285
	$201,852,302	$205,520,410

Approved on behalf of the Board

Chairman

Deputy Minister

PROVINCE OF NOVA SCOTIA
HOUSING DEVELOPMENT FUND
STATEMENT OF ADVANCES AND RECOVERIES
FOR THE YEAR ENDED MARCH 31, 1985

	1985	1984
Advanced to the Fund, Beginning of Year	$126,939,418	$126,778,558
Advances		
Public Housing Construction Costs	13,979,693	13,969,749
Land Servicing Costs	5,562,833	5,233,504
Repayments on Notes Payable		
Co-operative Housing	3,889,058	3,098,843
Land Assembly	167,464	167,000
Public Housing	94,607	87,451
Lease Purchase Housing	1,435,366	7,543,623
Mortgage Advances		
Small Loans Assistance	414,589	254,527
Rural and Native Housing	2,159,298	2,480,073
Provincial Self-Help	8,929,781	542,030
New Home Mortgage	—	52,490
Interim Financing — Non-Profit Housing Co-operatives	181,831	275,000
Canada-N.S. Home Insulation and Electric Conversion	—	7,550
Other	—	33,625
Recovery of Prior Years' Write-Offs	158,994	79,802
Total Advances	36,973,514	33,825,267
	$163,912,932	$160,603,825
Recoveries		
Recovery from C.M.H.C. — Public Housing	10,386,234	9,895,629
Land Servicing Recoveries	243,221	362,076
Land Sales	8,283,557	7,658,224
Repayments on Mortgages Receivable		
Co-operative Housing	4,448,284	4,717,245
Small Loans Assistance	420,374	384,253

Provincial Self-Help	1,576,342	1,006,899
Lease Purchase Mortgage	471,837	336,348
New Home Mortgage	1,875,282	1,267,050
Rural and Native Housing	191,392	166,196
Interim Financing — Non-Profit Housing Co-operatives	362,493	296,934
Canada-N.S. Home Insulation and Electric Conversion	6,019,123	7,217,104
Canada/Nova Scotia Off-Shore Development Fund	2,000,000	—
Other	107,885	98,538
Write-Off of Doubtful Accounts	55,717	257,911
Total Recoveries	36,441,741	33,664,407
Advanced to the Fund, End of Year	$127,471,191	$126,939,418

PROVINCE OF NOVA SCOTIA
HOUSING DEVELOPMENT FUND
STATEMENT OF CONTINUITY
FOR THE YEAR ENDED MARCH 31, 1985

	1985	1984
Balance, Beginning of Year	$154,000,000	$154,000,000
Add: Authorizations for the Year	—	—
Balance End of Year	$154,000,000	$154,000,000
Comprising:		
Advanced to the Fund	$127,471,191	$126,939,418
Balance Unadvanced	26,528,809	27,060,582
	$154,000,000	$154,000,000

PROVINCE OF NOVA SCOTIA
HOUSING DEVELOPMENT FUND
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 1985

1. Authority

The provincial share of capital housing programs is financed through the Housing Development Fund as established by Section 20 (1) of the Housing Act. These programs include the construction of lease purchase housing units, low interest loans for home construction and rehabilitation, the assembly and servicing of land, and the construction of public housing.

2. Significant Accounting Policies

Public Housing

Public housing projects are carried at cost which includes the cost of site investigation, land, construction, administration and interest during construction.

Section 40 projects are jointly owned by Canada Mortgage and Housing Corporation and the Department of Housing. Therefore, only the Department's 25 per cent share of costs are reflected in these financial statements. Section 43 projects are owned by the Department, and reflected at 100 per cent of their costs.

Amortization of Public Housing

The capital cost of public housing projects is amortized over a period of fifty years. Amortization for the year ended March 31, 1985, was $184,375 ($171,475 — 1984).

Department-owned rental properties are amortized over a period of twenty or twenty-five years. Amortization for the year ended March 31, 1985, was $17,591 ($16,029 — 1984).

In both cases, the amount of annual amortization will accelerate over the amortization period.

Investment in Land and Land Assembly

Land and land assembly projects are carried at cost of acquisition plus servicing costs, capitalized interest charges and administrative costs where applicable. If recovery is doubtful, the unrecovered capital cost is reduced by the amount of estimated losses on disposal until the net capital cost reaches a minimal value of $1. Profit or loss on sale of land is recognized when the sale of the project is complete. Until then, Land Sales are carried as deferred revenue.

Operating Revenues and Expenditures

The provincial share of operating expenditures related to capital programs is funded by the Department of Housing's legislative vote. Operating revenues consist primarily of interest revenue on loan programs and are credited to the revenues of the Province. Operating expenditures include administrative costs of the Fund, the Province's share of operating deficits on public housing projects and grants and assistance associated with capital and other programs. Details of operating revenues and expenditures are reported in the Province's Public Accounts.

3. Mortgages Receivable — Rural and Native Housing

No provision has been made in the financial statements for the Department's share of possible bad debt losses on the Rural and Native Program. Borrowers' payments under that program are substantially subsidized by Canada Mortgage and Housing Corporation and the Department of Housing. The Department's share of future payments from borrowers is not expected to be sufficient to meet the full principal balance presently outstanding. Based on past experience, the Department estimates that $6 to $7 million of the present principal balance outstanding will be absorbed by way of subsidy charges over the life of the portfolio.

4. Contributed Surplus

Under the terms of the Canada/Nova Scotia Off-Shore Development Agreement $2 million was receivable at March 31st, 1985, and recorded as contributed surplus. This

amount may be repayable in the future to the Federal Government out of Provincial off-shore revenues under the provisions of the Agreement.

5. Contingent Liability

The Department of Housing has guaranteed a loan to the Wolfville Area Interchurch Housing Society. The expiry date is December 31, 2004, and the amount is not to exceed $609,000.

The loan balance outstanding at March 31, 1985, was $60,600.

PROVINCE OF NOVA SCOTIA
HOUSING DEVELOPMENT FUND
SCHEDULES SUPPORTING BALANCE SHEET
MARCH 31, 1985

	1985	1984
SCHEDULE I: Accounts Receivable		
Canada Mortgage and Housing Corporation	$ 2,693,253	$ 2,907,854
Municipal Governments	310,600	388,600
Other	5,639	9,378
	$ 3,009,492	$ 3,305,832
SCHEDULE II: Mortgages Receivable (by Program)		
Rural and Native Housing	11,832,545	10,373,730
Co-operative Housing	38,542,923	43,032,719
Provincial Housing Emergency Rehabilitation	1,284	1,476
Cape Breton Association for Housing Development	49,276	—
Canada-N.S. Home Insulation and Electric Conversion	7,463,662	13,486,834
Provincial Self-Help	15,911,906	8,558,467
Apartment Conversion	77,151	108,100
Small Loans Assistance	1,110,071	1,131,072
Lease-Purchase Mortgage	3,433,927	1,947,167
New Home Mortgage	15,806,600	17,681,882
Buy Now Build Later	42,405	80,123
Interim Financing — Non-Profit Housing Co-operatives	90,291	270,954
	94,362,041	96,672,524
Less: Allowance for doubtful recoveries	149,120	280,226
	$ 94,212,921	$ 96,392,298

SCHEDULE III: Investment in Land and Housing Projects

Public Housing — Section 40	$ 46,270,523	$ 43,572,921
Public Housing — Section 43	31,747,412	31,850,420
Housing for Rental Purposes	411,455	429,046
Lease Purchase Properties	13,082,348	13,581,082
	91,511,738	89,433,469
Land and Property Bank	9,557,150	8,467,178
Land Assembly	39,684,296	37,710,971
Other	1,744,977	53,304
	50,986,423	46,231,453
Less: Land Sales to Date on Projects in Progress	33,110,690	25,635,615
Unrecovered Costs	17,875,733	20,595,838
Department-Owned Foreclosed Properties	445,192	490,781
	109,832,663	110,520,088
Less: Allowance for Doubtful Recoveries	5,499,667	4,743,907
	$104,332,996	$105,776,181

SCHEDULE IV: Accounts Payable

Due to Canada Mortgage and Housing Corporation		
Rural and Native Housing	$ 157,418	$ 666,509
Public Housing	7,600	867,820
Land and Property Bank	—	12,138
	165,018	1,546,467
Due to Others		
Lease Purchase Insurance	31,767	—
Public Housing	767,174	719,497
Land Assembly	26,665	50,554
Security and Land Deposits	217,252	273,349
Miscellaneous	2,336	555
	1,045,194	1,043,955
	$ 1,210,212	$ 2,590,422

Schedule V: Notes Payable

Canada Mortgage and Housing Corporation		
Public Housing — Section 43	$ 28,559,585	$ 28,654,192
Co-operative Housing	40,042,068	43,931,126
Land Assembly	7,180,783	7,325,398
	75,782,436	79,910,716
Department of Regional Economic Expansion	107,316	112,658
	$75,889,752	$ 80,023,374